

APPENDIX

APPENDIX A – GLOSSARY OF TERMS

Alluvial: General term for riverbed, floodplain, lake, estuary, and mountain base sediments laid down in relatively recent geologic times.

Annexation: Incorporate an area/territory into a city, service district, etc.

Area Plan: Plans adopted by Maricopa County for specific subareas of the unincorporated County. Area plans provide basic information on natural features, resources, and physical constraints that affect development in a planning area. They also contain detailed land use designations that are used to review specific development, service, and facility proposals.

Arterial: Street providing traffic service for large areas. Access to adjacent property is incidental to serving major traffic movement.

Agriculture: Any use of land for growing, harvesting, and sale of crops or animals. Also includes uses which are ancillary to the growing and harvesting of crops or animals, which is the exclusive or primary use of the lot, plot, parcel, or tract of land; processing crops to a generally recognizable level of marketability; or the open range grazing of livestock.

Aquifer: Saturated underground formation of permeable materials capable of storing water.

Basic Sector Employment: Industries that sell products to consumers outside of a particular city or region.

Buffer: Method of separating incompatible uses; examples include opaque fencing, vegetated berms, and dense landscaping.

Capital Improvement Program: Board of Supervisors approved timetable or schedule of future public improvements to be carried out during a specific period. These improvements are listed in order of priority together with anticipated costs and finance methods.

Cluster Development: Development design that concentrates buildings in areas of a site to allow remaining land to be used for recreation, common open space, and/or preservation of environmentally sensitive features.

Community: Group of individuals living in a common location sharing common interests.

Comprehensive Plan: Document containing guidelines for growth and land development within a jurisdiction. Also contains policies regarding public services, benefits, and regulations.

Developed Recreation Site: Distinctly defined area where facilities are provided for concentrated public use (e.g. campgrounds, picnic areas, boating sites, and interpretive facilities).

Density: Numeric average of families, individuals, dwelling units, or housing structures per unit of land, usually referred to as total dwelling units per acre.

Density Bonus: Allowing additional development on a parcel in exchange for items of public benefit such as affordable housing, recreation sites, infrastructure expansion, open space, etc.

Dwelling Unit: Room or group of rooms (including sleeping, eating, cooking, and sanitation facilities) that constitutes an independent unit, occupied or intended for occupancy by one household on a long-term basis.

Endangered Species: A type of animal or plant listed as endangered according to the Endangered Species list for Maricopa County.

Environment: All factors (physical, social, and economic) that affect a population.

Floodplain: The channel and the adjacent areas of a natural stream or river that has been or may be covered by floodwater.

Floor Area Ratio (FAR): The zoning control number that regulates the total square footage of floor area allowed on a lot. For example, a FAR of 1.0 on a 10,000 square foot lot would allow a building with a maximum of 10,000 square feet of floor area, with 1 story, covering the entire lot, or two stories of 5,000 square feet for each floor, each covering ½ of the lot.

Goal: An ideal future end, condition or state related to the public health, safety, or general welfare toward which planning and planning implementation measures are directed.

Groundwater: Water that is stored beneath the land surface in cracks and crevices of rocks, and in the pores of geologic materials that make up the earth's crust.

Habitat: The typical place(s) occupied by a species or organism.

Housing Unit: A house, apartment, mobile home or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall.

Incorporated City: Area(s)/neighborhood(s) joined together for the purpose of self-government.

Infrastructure: Facilities and services needed to sustain a particular type of development. This includes water and sewer lines, streets, electrical power, fire and police stations, etc.

Jobs-Housing Balance: An attempt to balance the number and types of jobs with the amount and cost of housing.

Landfill: A site for disposal of solid wastes. At specific intervals, a layer of soil covers the waste and a process of deposit and compaction is repeated to reduce nuisances and hazards to public health and safety. The purpose is to confine wastes to the smallest practical area, and reduce them to the smallest practical volume.

Land Use: Occupation or use of land or water area for any human activity or any purpose defined in the Comprehensive Plan.

Multi-modal: Accommodating a variety of transportation modes, such as buses, automobiles, rapid transit, rail, bicycles and pedestrians. A multi-modal transportation hub is a facility for the transfer of passengers and/or goods between different modes of transportation.

Natural Resources: Elements relating to land, water, air, plant and animal life, and the interrelationship of those elements. Natural resources include soils, geology, topography, floodplains, vegetation, wildlife, surface and groundwater, and aquifer recharge zones.

Neighborhood: Area of a community with characteristics that distinguish it from other community areas and which may include distinct demographic characteristics, schools, social structure, or physical boundaries.

Neighborhood Park: Recreation site developed for active and passive activities that is designed to serve one or a few neighborhoods within a short walking or driving distance. Typical equipment

and facilities in a neighborhood park include playground equipment, playing fields, picnic tables, landscaping, and on-site parking. Neighborhood parks are generally smaller than community parks, and typically lack the variety of recreation facilities available in a larger park.

Non-attainment Area: Areas that do not meet the National Ambient Air Quality Standards (NAAQS) for one or more pollutants. Such pollutants include lead, oxides of nitrogen, sulfur dioxide, ozone, carbon monoxide, and PM₁₀.

Nonbasic Sector Employment: Industries that sell products to consumers within a particular city or region.

Objective: A condition that is an intermediate step toward attaining a goal. An objective should be achievable and, when possible, measurable and time specific.

Open Space: Publicly or privately owned lands maintained in their natural state. Open Space lands are generally comprised of mountains and foothills, rivers and washes, canals, vegetation, wildlife habitat, parks, and preserves.

Particulates: Small particles suspended in the air and generally considered pollutants.

Permeability: Rate at which water runs through soil.

Planning: Establishment of goals, policies, and procedures for social, physical, and economic growth and order.

PM₁₀: Airborne particulate matter of 10 microns or less in diameter. PM₁₀ is the result of agricultural and construction operations, suspended dust, tire abrasion from vehicles traveling on roads, and natural occurrences such as wind storms.

Policy: Specific statement that guides decision making. Policies are statements of intent for actions to be taken in pursuit of a given objective.

Population Density: The number of people in a given area. Population density may be obtained by multiplying the number of dwellings per acre by the number of residents per dwelling.

Potable Water: Water suitable for drinking.

Protected Species: Any species or subspecies subject to excessive taking and with significant threats or declining populations making it illegal to take them under the auspices of a hunting or fishing license.

Regional Park: Recreation area of 200 or more acres offering passive recreation opportunities such as hiking, camping, picnicking, and climbing, but has no facilities for organized forms of recreation.

Right-Of-Way: Strip of land occupied or intended to be occupied by transportation and public facilities, such as roadways, railroads, and utility lines.

Riparian Area: Ecosystem associated with bodies of water, such as streams, lakes, or wetlands, or is dependent upon the existence of perennial, intermittent, or ephemeral surface or sub-surface drainage.

Rural: When used in the context of this Area Plan, rural areas are those intended for residential development on no greater than one acre lots, characterized by the lack of urban services and infrastructure.

Rural Residential: Single family residence on a 1 or more acre parcel, and may include mixed residential and agricultural use.

Scenic Corridor: A roadway with recognized high quality visual amenities that include mountain vistas, open country, or city.

Subdivision: Improved or unimproved land divided into 6 or more lots, parcels, or fractional interests for immediate or future sale or lease. Subdivided land includes a stock cooperative and lands divided or proposed to be divided as part of a common promotional plan (as defined by A.R.S. §32-2101-54).

Subsidence: The gradual settling or sinking of the earth's surface with little or no horizontal motion. Subsidence is usually the result of water extraction from underground supplies and not the result of a landslide or slope failure.

Suburban: When used in the context of a Maricopa County Area Plan, suburban includes residential uses at generally two to three single family units per acre and accompanying nonresidential and public development.

Threatened Species: Any species or subspecies that is likely to become endangered within the foreseeable future because of serious problems and populations are (1) lower than they are historically or (2) extremely local and small.

Urban: When used in the context of a Maricopa County Area Plan, includes development with densities exceeding one residential unit per acre and accompanying nonresidential and public development.

Urban Service Area: A decision making guide to encourage coordinated physical development within the urbanizing area. The Urban Service Area is based on the provision of infrastructure and services necessary to establish and maintain high quality urban development. It is not delineated on the land use map. Rather, it is defined by the ability of a jurisdiction, improvement district, or private entity to provide infrastructure and appropriate urban services to a specific site or project.

Wastewater: Includes sewage and all other liquid waste associated with human or animal habitation, or from production manufacturing or processing operations.

Watershed: The entire area that contributes water to a drainage system or stream.

Zoning: Classification of land into specific categories that govern the use, placement, spacing, and size of land and buildings corresponding to the categories.

APPENDIX B – GENERALIZED EXISTING ZONING

Zoning Districts	Density	Permitted Uses
Rural Residential		
Rural 190	1 du/5ac (190,000 sq. ft.)	Residential, agricultural activities
Rural 70	1 du/1.6 ac (70,000 sq. ft.)	Residential, agricultural activities
Rural 43	1 du/1ac (43,560 sq. ft.)	Residential, agricultural activities
Single Family Residential		
R1-35	1 du/35,000 sq. ft.	Residential
R1-18	1 du/18,000 sq. ft.	Residential
R1-10	1 du/10,000 sq. ft.	Residential
R1-8	1 du/8,000 sq. ft.	Residential
R1-7	1 du/7,000 sq. ft.	Residential
R1-6	1 du/6,000 sq. ft.	Residential
Limited Multiple Family Residential		
R-2	1 du/4,000 sq. ft.	Multi-family dwelling
Multiple Family Residential		
R-3	1 du/3,000 sq. ft.	Multi-family dwellings
R-4	1 du/2,000 sq. ft.	Multi-family dwellings
R-5	1 du/1,000 sq. ft.	Multi-family dwellings
Commercial		
Planned Shopping Center (C-S)		Retail and service businesses w/ development site plan approved by the Board of Supervisors
Commercial Office (C-O)		Professional, semi-professional and business office
Neighborhood Commercial (C-1)		Food markets, drugstores and personal service shops
Intermediate Commercial (C-2)		Hotels and motels, travel trailer parks, restaurants, and some commercial recreation and cultural facilities
General Commercial (C-3)		Retail and wholesale commerce and commercial Entertainment
Industrial		
Planned Industrial (Ind-1)		Business and manufacturing activities w/ development site plan approved by the Board of Supervisors
Light Industrial (Ind-2)		Light industrial activities w/ development site plan approved by the Board of Supervisors
Heavy Industrial (Ind-3)		Heavy industrial activities w/ development site plan approved by the Board of Supervisors

Note: Zoning Districts in the planning area are illustrated in Figure 15.

APPENDIX C – LAND REGULATIONS

In addition to zoning districts, other public and private techniques and guidelines are used to accommodate development. Such techniques include:

1. Hillside Development Standards (HD):
Allows the reasonable use and development of hillside areas while maintaining its unique character, identity, and image. This district applies to development on slopes of 15 percent and greater.
2. Manufactured House Residential Overlay (MHR):
Provides for housing which is similar to conventional on-site-built housing in subdivisions or on individual lots where manufactured housing is appropriate.
3. Senior Citizen Overlay (SC):
Provides for planned residential development designed specifically for residency by older populations.
4. Planned Development Overlay (PD):
Establishes a basic set of conceptual parameters for the development of land and supporting infrastructure, which is to be carried out and implemented by precise plans at the time of actual development.
5. Special Uses (SU)
Allows a class of uses that are otherwise prohibited by the Ordinance.
6. Temporary Uses (TU)
Allows a class of uses for a specific period of time.
7. Conditional Uses (CU)
Allows a class of uses based on unique circumstances.
8. Unit Plans of Development (UPD)
Provides for large scale development where variations in lot size, dwelling type and open space is warranted due to topographic or other considerations.
9. Subdivision Regulations/Administrative Guidelines
Method which helps ensure adequate traffic circulation, lot design, water supply, fire protection, sewage disposal, utilities, drainage, flood protection, community facilities, and the conveyance of land by accurate legal descriptions.
10. Uniform Building Code (UBC)
Establishes standards for building construction and site preparation.
11. Maricopa County Health Code
Includes development regulations for domestic water supply systems, refuse collection and disposal, sanitary sewage treatment systems, and mobile home parks. Additional regulations include vector control, bathing places, food handling establishments, childcare facilities, kennels, pet shops, and air pollution control.
12. Private Land Use Controls
Many developers use private land controls to supplement government regulations. These controls are known as covenants, conditions, and restrictions (CC&Rs). CC&Rs are contained in the deed to property or are otherwise formally recorded.

APPENDIX D – ACRONYMS

ADMP	Area Drainage Master Plan
ADOT	Arizona Department of Transportation
ADWR	Arizona Department of Water Resources
AGFD	Arizona Game and Fish Department
AIRFA	American Indian Religious Freedom Act of 1978
AMA	Active Management Area
API	Arizona Preserve Initiative
A.R.S.	Arizona Revised Statutes
AZDOC	Arizona Department of Commerce
BLM	United States Bureau of Land Management
CAP	Central Arizona Project
CC&Rs	Covenants, Conditions, and Restrictions
CIP	Capital Improvement Program
DMP	Development Master Plan
FAR	Floor Area Ratio
FCDMC	Flood Control District of Maricopa County
GDPA	General Plan Development Area
GPEC	Greater Phoenix Economic Council
HURF	Highway User Revenue Funds
ITS	Intelligent Transportation System
LOS	level of service
MAG	Maricopa Association of Governments
MCCDD	Maricopa County Community Development Department
MCDOT	Maricopa County Department of Transportation
MCESD	Maricopa County Environmental Services Department
MCP&DD	Maricopa County Planning and Development Department
MCSO	Maricopa County Sheriff Office
MIHS	Maricopa Integrated Health System
MSRP	Maricopa County Major Streets and Routes Plan
NEPA	National Environmental Protection Act
NRC	Neighborhood Retail Center
NRPA	National Recreation and Park Association

PM	particulate matter
ROSS	Maricopa County Off-Street System
RPTA	Regional Public Transportation Authority
SB	State Business Route
SWVTS	Southwest Valley Transportation Study
TDS	total dissolved solids
TSP	Transportation System Plan
USA	Urban Service Area
USDA	United States Department of Agriculture
USGS	United States Geological Survey
VLT	Vehicle License Taxes
WCMP	Water Course Master Plan
WMEZ	Western Maricopa Enterprise Zone